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PART I

ਗ੍ਰਹਿ ਮਾਮਲੇ, ਨਿਆਂ ਅਤੇ ਜੇਲ੍ਹਾ ਵਿਭਾਗ
(ਜੇਲ੍ਹਾਂ ਸ਼ਾਖਾ)

ਅਧਿਸੂਚਨਾ

ਮਿਤੀ 19 ਅਪ੍ਰੈਲ, 2018

ਨੰ: 1/05/2018-1ਜੇ/1215152/1.—ਸੈਂਟਰਲ ਕਮੇਟੀ ਆਫ ਐਗਜ਼ਾਮੀਨੇਸ਼ਨ (ਪੀ.ਸੀ.ਐਸ. ਸ਼ਾਖਾ) ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ ਵੱਲੋਂ ਮਿਤੀ 19-02-2018 ਤੋਂ 24-02-2018 ਤੱਕ ਲਈ ਗਈ ਪ੍ਰੀਖਿਆ ਵਿੱਚ ਜੇਲ੍ਹ ਵਿਭਾਗ ਦੇ ਨਿਮਨ-ਲਿਖਤ

ਅਧਿਕਾਰੀ/ਕਰਮਚਾਰੀ ਅਪੀਅਰ ਹੋਏ ਸਨ, ਜਿਨ੍ਹਾਂ ਦਾ ਨਤੀਜਾ ਉਨ੍ਹਾਂ ਦੇ ਨਾਵਾਂ ਸਾਹਮਣੇ ਦਰਸਾਏ ਅਨੁਸਾਰ ਡਿਕਲੇਅਰ ਕੀਤਾ ਜਾਂਦਾ ਹੈ:-

Criminal Law

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5.	ਜਗਜੀਤ ਸਿੰਘ	ਪਾਸ ਇੰਨ ਲੋਅਰ ਸਟੈਂਡਰਡ
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Punjab Jail Manual (Without Books)

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2	ਸ਼ਿਵ ਕੁਮਾਰ	ਪਾਸ ਇੰਨ ਲੋਅਰ ਸਟੈਂਡਰਡ
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5	ਨਰੇਸ਼ ਪੋਲ	ਪਾਸ ਇੰਨ ਲੋਅਰ ਸਟੈਂਡਰਡ
6	ਗੁਰਮੁੱਖ ਸਿੰਘ	ਪਾਸ ਇੰਨ ਲੋਅਰ ਸਟੈਂਡਰਡ
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12	ਵਰੁਣ ਸ਼ਰਮਾ	ਪਾਸ ਵਿਦ ਕਰੈਡਿਟ

Punjab Jail Manual (With Books)

ਲੜੀ ਨੰ:	ਨਾਮ ਸਰਵ ਸ਼੍ਰੀ	ਪਾਸ/ਫੇਲ
1	ਕੁਲਵੰਤ ਸਿੰਘ	ਪਾਸ ਇੰਨ ਲੋਅਰ ਸਟੈਂਡਰਡ
2	ਸ਼ਿਵ ਕੁਮਾਰ	ਪਾਸ ਇੰਨ ਲੋਅਰ ਸਟੈਂਡਰਡ
3	ਜਗਜੀਤ ਸਿੰਘ	ਪਾਸ ਇੰਨ ਲੋਅਰ ਸਟੈਂਡਰਡ
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10	ਕੁਲਤਾਰ ਸਿੰਘ	ਪਾਸ ਇੰਨ ਲੋਅਰ ਸਟੈਂਡਰਡ

ਨਿਰਮਲਜੀਤ ਸਿੰਘ ਕਲਸੀ, ਆਈ.ਏ.ਐਸ.

ਚੰਡੀਗੜ੍ਹ
ਮਿਤੀ 18 ਅਪ੍ਰੈਲ, 2018

ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਗ੍ਰਹਿ ਮਾਮਲੇ, ਨਿਆਂ ਅਤੇ ਜੇਲ੍ਹਾਂ ਵਿਭਾਗ।

DEPARTMENT OF HOME AFFAIRS AND JUSTICE

(Home-1 Branch)

NOTIFICATION

The 20th April, 2018

No. 1/09/2018-4H1/1090.-In partial modification of Notification notified *vide* No. 1/09/2018-4H1/883 dated 27.03.2018 the Governor of Punjab is pleased to retire following IPS officers w.e.f. 31.03.2018 (A.N.) on attaining the age of 60 years:-

Sr. No.	Name of the officer S/Sh.	Date of Birth
1.	Rajinder Singh, IPS, IGP, Ferozepur Range, Ferozepur	26.03.1958
2.	Tulsi Ram, IPS, DIG, Admn, CPO, Punjab	18.03.1958

2. These Orders are being issued keeping in view of the promotion of Sh. Rajinder Singh, IPS in the rank of IGP and Sh. Tulsi Ram, IPS in the rank of DIG *vide* State Govt. Order No. 1/42/2017-4H1/920 dated 30.03.2018 and Order No. 1/78/2017-4H1/921 dated 30.03.2018.

3. These orders are without prejudice to the pending DE/VE/Court Cases/Criminal Cases etc., if any.

NIRMALJEET SINGH KALSI, IAS

Chandigarh
The 17th April, 2018

Additional Chief Secretary to Government of Punjab,
Department of Home Affairs and Justice.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

(HOUSING II BRANCH)

NOTIFICATION

The 20th April, 2018

No.12/01/2017-5hg2/1130.-Whereas the Government of Punjab in order to bring unauthorized colonies under a planned framework and to provide basic facilities to the residents of these colonies had enacted the Punjab Laws (Special Provisions) Act, 2013, which was re-enacted in the year 2014 and further re-enacted in the year 2016 under which the policies -No. 12/2/2013- 5HG2/ 3052 dated 21.08.2013 (amended *vide* No. 12/

2/13-5 Hg II/ 4017 dated 05.11.2013), No. 12/2/13-5Hg2/332385/1 dated 28.10.2014 and No. 12/04/16-5Hg2/891764/1 dated 15.12.2016 were notified respectively for the compounding of unauthorized colonies and for the regularization of plots/ buildings falling under unauthorized colonies.

1.2 **Whereas**, during the implementation of these policies a total number of 6662 applications were received for regularization of unauthorized colonies out of which 3377 fall within Municipal Limits and the remaining 3285 colonies are outside municipal limits, 2565 of these colonies have already been approved. Besides this, 380912 plot/ building owners had applied for regularization of their plots/ buildings to different Local Bodies and Special Development Authorities. Out of these 333634 have been regularized by different Competent Authorities.

1.3 **Whereas** Govt. has information that there still exist a number of unauthorized colonies and many plot/ building owners falling under unauthorized colonies which could not apply for regularization under the previous policies. The colonies which have already been issued regularization certificate, need not to apply afresh. Similarly plots that have been issued regularization certificate earlier shall not be required to get the same again after the colony in which they are situated is regularized.

1.4 **And**, whereas, the Association of colonizers of Punjab have brought to the notice of Govt. certain difficulties in the implementation of these policies and whereas Government desires to ensure provision of the basic services and safety to the residents of these colonies.

1.5 **Now**, Government has enacted an Act called The Punjab Laws (Special Provisions for Regularization of Unauthorized Colonies) Act 2018, therefore the Governor of Punjab is pleased to notify this policy for the compounding of unauthorized colonies and for the regularization of plots and buildings falling within such colonies and to prevent the future growth of unauthorized colonies in the State of Punjab under the provisions of the above said Act.

2. Background:

2.1 The Government has enacted Punjab Apartment and Property Regulation Act, 1995 (PAPRA-1995) which was amended in the year 2014. Section-36(1) which deals with the offences by promoters or estate agents provides that *"any person or promoter or his agent registered under the act, without reasonable cause fails to comply with or contravenes the provisions of sections 3,5,6,9 or 15 shall, on convention, be punished with imprisonment for a minimum term of three years which may extended to seven years and with minimum fine of rupees two lac, which may extend to rupees five lac"*.

Previously also to facilitate the compounding of offences by the promoters Rule 31(3) of PAPRA-1995 was amended and a regularization policy was framed in 2010. But most of the unauthorized colonies could not fulfill the provisions as laid down in amended rule 31(3) (b), (c), (d) and (e) of PAPRA-1995 which read as follows:-

- a. The width of access road to such colony shall not be less than thirty-five feet;
- b. The width of the internal roads in such colony shall not be less than twenty-five feet;
- c. in the layout plan of such colony, the land reserved for roads, open spaces, schools and public and community buildings and other common purposes, shall not be less than thirty-five percent of the gross area of such colony; and
- d. such colony must have a site for water works and Sewage Treatment Plant or it should have been linked with the water supply and sewerage laid down by a local authority in the area of such colony.

The problem of unauthorized colonies continued and the Government in order to provide basic services such as potable water, sewerage facilities, pucca roads and electricity to the residents of these colonies again framed

regularization policies for unauthorized colonies in the year 2013, 2014 and in the year 2016 under the provisions of The Punjab Laws (Special Provisions) Act enacted in the year 2013, 2014 and 2016 respectively.

In spite of these efforts not much promoters of unauthorized colonies have opted for getting their offences compounded under these policies. Such unauthorized development is not only defeating the very objective of planned development but it has also resulted in shortage of civic infrastructure in urban areas of the State.

2.2 Therefore, in order to bring all these unplanned colonies into the fold of planned development and to ensure provision of basic amenities for better quality of life and to provide safety from the fire risk etc. to the residents of these colonies and to give another chance to those colonizers and plot holder who could not apply earlier and to dispose of the pending applications, it is proposed to give one more opportunity through this policy. Since completing the entire internal development work as well as external development work may have huge financial implications, the liability of the Government to provide these services will be limited to the collection of funds under this policy. There will be no further responsibility of ULBs or Development Authorities to provide services and infrastructure beyond the funds collected from the individual colony (including its plot holders/ building owners).

3. Definitions:

- i. **"Built up"** under this policy means a construction with pucca roof which is intended to be used for Residential or Commercial or Industrial or Institutional purpose or any habitable use.
- ii. **"Competent Authority"** means (a) Chief Administrator of the concerned Special Development Authority in case of area falling outside municipal limits, (b) Commissioner Municipal Corporation, in case of area falling within municipal corporation limits and (c) Regional Deputy Director, Local Government for the area falling within municipal limits of Municipal/Nagar Councils.
- iii. **"Composition Fee"** means a fee levied for developing a colony without getting required approvals from the competent authority.
- iv. **"Development of unauthorized colony"** means the process of developing a colony by subdividing land physically, including by way of demarcating katcha roads or by constructing pucca roads or where stone metal has been laid out or where services like water supply, sewer, electrical, parks or water works or sewer treatment plant or boundary wall or any one of these activities has been carried out or are in the process of being carried out.
- v. **"Developer"** means a person who has developed or is developing an unauthorized colony and shall include the owner of the land or the person who entered into an agreement to develop or Power of Attorney holder on behalf of the land owner, or any other person who was associated with the sale of land or development of unauthorized colony.
- vi. **"High Rise Building"**:- any building 15 m or above in height;
- vii. **"Plot Holder"** means a person in who holds title to a plot through registered a registered sale deed or power of attorney or any other legally valid document;
- viii. **"Public Building"** means a building used or constructed or adapted to be used either ordinarily or occasionally as a place open to general public and it includes a hospital, college, school, theatre, public concert room, public lecture room, public exhibition hall or as a public place of assembly or entertainment for persons admitted thereto by tickets or otherwise, or used or constructed or adapted to be used either ordinarily or occasionally for any similar public purposes;

- ix. **"Public Land"**:- means land owned by the Central or the State Government or Boards or Corporations constituted under any central or state law or owned by the Central or State Government including the land owned by Gram Panchayat or Municipality;
- x. **"Regularization Charge"** means a charge to be paid for regularizing the unapproved plots/buildings.
- xi. **"Residents Welfare Association (RWA) "**:- means a society of the plot holders of an unauthorized colony or a cooperative society registered under The Societies Registration Act-1860;
- xii. **"Unauthorized Colony"** means a colony and includes a building or Apartments, which has been developed by promoter in contravention of the provisions of the Punjab Apartment and Property Regulation Act, 1995 (Punjab Act 14 of 1995);
- xiii. **"Unauthorized Commercial Colony"** means a colony whose area under commercial use is 25% or more;
- xiv. **"Unauthorized Building"** means a building constructed in violation of the Punjab Regional and Town Planning and Development Act, 1995, the Punjab Apartment and Property Regulation Act, 1995, or the Punjab Municipal Corporation Act, 1976, or the Factories Act, 1948, or the Punjab Town Improvement Act, 1922 or the Punjab Municipal Act, 1911;

The terms and expressions which are not defined in this Policy shall have the same meaning as in the respective Acts/ Rules/ Regulations/ Byelaws unless the context otherwise requires;

4. **Applicability of policy:**

This policy shall be applicable from the date of its notification in the entire State of Punjab, including municipal limits falling under the Punjab New Capital (Periphery) Control Act, 1952. However, the policy shall not be applicable in the remaining area covered under the Punjab New Capital (Periphery) Control Act, 1952.

4.1 Regularization of unauthorised colony w.r.t. Master Plan provisions:

The unauthorised colonies developed before 01.04.2013 shall be regularized irrespective of the land use of the Master Plan as this provision was available in the previous policies also. However, the unauthorized colonies developed after 01.04.2013 shall not be regularized if the site of the colony contravenes the land use proposals of the Master Plan.

4.2 No unauthorized colony, plot/building in unauthorized colonies will be regularized in the following situations:-

- a. On any public land including land belonging to Gram Panchayat (such as Shamlat Lands including Jumla Mushtarka Malkaan), Municipal Land, Waqf Board or Land under Punjab Land Preservation Act, 1900, Land delisted from Punjab Land Preservation Act, 1900 etc.
- b. Restricted areas under Works of Defense Act, 1903, the Ancient Monuments and Archaeological Sites and Remains Act, 1958, the Punjab New Capital (Periphery) Control Act, 1952 (except as mentioned in Para 4 and 4.1 or any other Act prohibiting the development of colonies or buildings in a particular area.
- c. Within the restricted zone near the Airport/Defense land.
- d. Area of colony which falls in restricted area along scheduled roads and National Highway or any other restricted area under any other law.

Provided however that if part of such colony falls outside such area then such part may be

considered for regularization under this policy

- e. In case of sites in the vicinity of oil/ gas pipelines, clear distance and other stipulations of the respective authority shall be complied with.
- f. No colonies/ plots/ buildings falling in proposed roads, no construction zone etc. earmarked in any approved Master Plan shall be regularized;

Provided however that in case any NOC/ regularization certificate has been issued to any plot/ building under any previous policy then cases of such colony will be considered by the Competent Authority on merits.

- g. No colony/ plot/ building shall be regularized in non-compatible land use of Master Plans if developed after 01.04.2013.
- h. This policy shall not cover the unauthorized Marriage Palaces and the unauthorized stand-alone buildings for which the Government has notified separate policies.
- i. No colony shall be regularised unless the case is submitted by either colonizer/developer or RWA or Co-operative Society members of the concerned colony. Provided that in case the case is submitted by the colonizer/ developer, formation of RWA will be mandatory before the issue of the regularization certificate.

5. Objectives:

The objectives of this Policy are:-

- a. To bring all unauthorized colonies/ buildings, wherever feasible into planning framework and to regularize the development.
- b. To facilitate the implementation of Master Plans.
- c. To improve the circulation pattern of streets/ roads.
- d. To facilitate provision of basic amenities to residents/ plot holders of these areas.
- e. To make provisions to regularize and to compound offences under the Punjab Regional and Town Planning and Development Act 1995, the Punjab Apartment and Property Regulation Act 1995, the Punjab Municipal Corporation Act 1976, the Factories Act 1948, the Punjab Town Improvement Act 1922 and the Punjab Municipal Act 1911.

6. Cut-off date for application for regularization:

- a. New applications of unauthorized colonies developed before 19.03.2018 and plots/ buildings falling under these colonies will be received under this policy for regularization.
- b. It shall be compulsory for all developers / RWA/ Co-operative Society of unauthorized colonies to file an application with the Competent Authority in the prescribed format for compounding of unauthorized colony and regularization of plots/buildings falling in unauthorized colonies within a period of Four Months from the date of notification of this policy. Provided further that no new application will be accepted after four months from the notification of the policy. Applications received for regularization of colonies before the last date of submission under this policy and the pending applications received under the previous policies, if any will be disposed off within six months from the notification of the policy.
- c. The applications received for regularization of colonies will be scrutinized within three months.

- d. If there is any discrepancy in the documents found during scrutiny under clause 6(c), applicant shall submit the required documents within next three months.
- e. After receiving all documents under clause 6(d), final regularization certificate shall be given to the applicant within next two months.
- f. The applications for regularization of plots/ buildings shall only be considered after regularization of the colony in which the said plot falls. The owners of plots/buildings may also apply for regularization of their plot/building after the cut-off date subject to the payment of regularization charges as stipulated in para 13 & 14 of this policy.

7. Categories of Unauthorized Colonies:

7.1 The unauthorized colonies under this Policy shall be categorized into following four groups:-

- a. Where upto 25% of the plots are built up.
- b. Where above 25% to 50% of the plots are built up.
- c. Where above 50% of the plots are built up.
- d. Special Provisions for exceptional colonies with more than 75% built-up area.

a. Where upto 25% of the plots are built up:

In this category of colonies most of the area is available for re-planning, therefore in order to bring these colonies at par with the norms as laid down under the present Act/ Rules/ Instructions, the area which is un-built/ vacant can be demarcated and frozen for widening of the roads/ streets, spaces for parks, water works, public building etc. as per norms applicable to approved colonies under PAPRA, 1995. The developer will not be required to obtain a regular license under PAPRA, 1995 but he will be issued a regularization certificate and a revised layout plan of the colony shall be approved by the competent authority keeping in view the following norms (apart from other norms as applicable) while approving the layout plans. The minimum 35% area shall be kept under roads, parks etc. however the minimum area required for a colony shall not be applicable in this case. The colonizer shall be responsible to fulfill the following conditions in addition to any other condition imposed by the Competent Authority while issuing the regularization certificate.

- i. No road in a colony shall be less than 30' wide.
- ii. Approach road to the colony shall not be less than shall not be less than 22'-0" which shall be widened by leaving half of the required strip of land from its own colony to widen the approach road as under:
 - i) 35' wide in case of colony with an area less than 10 acres.
 - ii) 45' wide in case of colony upto 50 Acres.
 - iii) 60' wide in case of colony above 50 acres.
- iii. The Change of Land Use (CLU), External Development Charges (EDC), License Fee (LF)/ Permission Fee (PF) and Social Infrastructure Funds (SIF) charges shall be paid as applicable to a licensed colony under PAPRA, 1995. The schedule of payment shall be as applicable to approved colonies under PAPRA, 1995.

b. Where above 25% to 50% of the plots are built up:

In such colonies where the roads and the basic amenities have not come up to the norms as laid down under the provisions of law and guidelines but some area is available which could be utilized for providing

minimum required infrastructure viz; roads, parks, water works, sewerage treatment plant and other amenities. The regularization of such colonies shall be governed by the following parameters:-

- i. The unsold plots in such colonies shall be utilized for providing 35% area under parks/ open spaces, water supply, sewerage, roads etc.
- ii. The minimum road width in such colonies shall be 30'. However, the Competent Authority may allow a variance of 10% in street width if it is satisfied that after allowing variance the street width is sufficient for the movement of fire tender/ ambulance. In case the street width available in the colony is less than 30' and the Competent Authority is satisfied that it is difficult for the promoter to widen the street width to make it 30' wide in that case the colony shall be regularized only if the minimum street width available is 15 feet.

c. Where beyond 50% of the plots are built up:

In such colonies the extent of built-up area being on the higher side it may not be possible for the promoter to provide required minimum area under roads, parks, water supply, sewerage and other facilities as required under approved colonies under PAPRA, 1995. Such colonies may be regularized on as is where is basis, but there may be some space available for the provision of minimum basic amenities, therefore, in this category of colonies, the compounding shall be guided by the following parameters:-

- i. The minimum road width in such colonies shall be 20'. However, the Competent Authority may allow a variance of 10% in street width if it is satisfied that after allowing variance the street width is sufficient for the movement of fire tender/ ambulance. In case the street width available in the colony is less than 20' and the Competent Authority is satisfied that it is difficult to widen the street width to make it 20' wide in that case the colony shall be regularized if the minimum street width available is 15 feet.
- ii. A space of at-least 50'X50' shall be provided for water supply pump house.
- iii. The colonizer must provide atleast one adequate space of 50'X50' for a park in case of a colony over 10 acres.

d. Special Provisions for exceptional colonies with more than 75% built-up area:

There may be some colonies with large built-up area which may not be covered in any category of colonies listed at 7.1 (a),(b) and (c) and where the width of street/ roads may be less than 15 feet where the movement of fire tender and ambulance may be difficult in case of emergency. The road widening in such colonies and provision of a space for a pumping station and park etc. may also not be feasible but at the same time the safety and security of the public has to be protected and basic facilities like potable water supply, sewer, pucca road, electricity would be required. Therefore, the regularization of such colonies shall be considered by the following **committees constituted under the chairmanship of Deputy Commissioner** of the concerned district on as is where is basis subject to certain conditions:-

A. Outside Municipal Limits:

- | | | |
|------|---|----------------------|
| i. | Deputy Commissioner | Chairman |
| ii. | Chief Administrator / Additional Chief Administrator of the Concerned Authority | Member
(Convener) |
| iii. | Superintending Engineer of Concerned Development Authority | Member |
| iv. | Senior Town Planner of the concerned circle | Member |

v.	Superintending Engineer PWD (B&R)	Member
vi.	District Forest Officer	Member
vii.	Fire Officer of the concerned area	Member
viii.	Any other officer as special invitee	Member

B. Within Municipal Limits:

i.	Deputy Commissioner	Chairman
ii.	Commissioner of Municipal Corporation for Corporation Towns and Regional Deputy Director for Municipal Towns	Member (Convener)
iii.	Superintending Engineer of Municipal Corporation and Municipal Engineer for Municipal Towns	Member
iv.	Senior Town Planner of the Local Government	Member
v.	Superintending Engineer PWD (B&R)	Member
vi.	District Forest Officer	Member
vii.	Fire Officer of the concerned area	Member
viii.	Any other officer as special invitee	Member

Note: Deputy Commissioner will personally chair the meeting and shall not delegate power to any subordinate.

Every application of such colony, submitted to the committee for regularization may be considered subjected to the following conditions:-

- i. Each such colony shall have an RWA which will take action as per the following and give a certificate to the Competent Authority of having taken necessary action.
- ii. The residents of such colonies shall be made aware by the RWA against the risk of fire and earthquake etc.
- iii. The entire colony shall be provided fire hydrants as per norms of the fire department of Punjab.
- iv. The telephone numbers for emergency help of the department of Police, Health and Fire Brigade shall be displayed on suitable places by the RWA.
- v. The RWA shall educate the residence against the storage of inflame-able material in the residential houses/ plots.
- vi. Each resident of the colony shall also be educated about minimizing the loss of life and property in case of fire/ earthquake etc. For this purpose, the residents shall be required to install fire extinguisher and also keep sand-filled buckets in their houses.
- vii. If the residents agree to shift the wall to widen the street/road upto 30'-0" then composition charges shall be reduced proportionately.

7.2 If the Competent Authority is satisfied that it is not possible for the developer/ RWA/ Co-operative Society of a colony to provide area for parks and water works, to the extent required in each case above, he may relax this requirement wholly or partially to the extent of 10% of the requirement of that area.

7.3 An application for regularization of a colony may be moved by the developer or by RWA or Co-operative Society of the colony hereafter referred to as applicant, along with layout plan superimposed with Khasra details.

The colony which have not applied under any previous policy/ whose application is pending/ whose application has been rejected by the competent authority have to apply afresh under this policy.

a) Submission of Application:

Application form for compounding of colonies for applicants and certificate form for compounding of colonies to be issued by the Competent Authority has been prepared and uploaded on the website of the respected competent authorities for public information.

b) List of Documents:

a) In case the applicant is a developer:- proof of ownership viz., Registered Sale Deeds or full and final payment agreements to sell on stamp paper, Fard Jamabandi of the time when such a colony was sold/developed and the present Jamabandi.

b) In case the applicant is a Residents Welfare Association (RWA):- Registered Sale Deeds or Fard Jamabandi of the time when such a colony was sold/developed and the present Jamabandi.

c) In case the applicant is a Cooperative Society:- share certificates of members.

Besides this, the following documents shall also be submitted along with application:-

- i. Location Plan of the colony, superimposed on the google image.
- ii. Site Plan/Layout Plan of the colony superimposed with Khasra plan and google image.
- iii. The Applicant will furnish a self-certified certificate stating that the site of the colony does not violate any of the clauses as mentioned at Para-4 of this policy.
- iv. The Applicant will furnish the existing Layout Plan showing the detail of plots sold, unsold, built up/vacant plots, road circulation with width, space left for parks, public amenities, if any duly signed by the applicant himself or by his representative.
- v. The Applicant will furnish the service plan showing sewage, water supply, electricity of the Colony, if any.
- vi. Details of the development works carried out in the colony, if any.
- vii. The Applicant shall give an undertaking to pay Composition Fee and any other charges levied under this policy.
- viii. Demand draft/online payment of the charges/fee as specified in the policy.
- ix. Every colony applied for regularization or compounding shall be given UID number which will be automatically generated at the time of on-line filing of application.
- x. Any other document if required under this policy.

8. Composition Fee for compounding of unauthorized colonies:

8.1 Composition Fee for unauthorized Residential colonies falling under categories defined at 7.1

Year of Establishment of unauthorized colony	Percentage of current Collector Rate	Remarks
More than 10 Years	0.5	Subject to maximum of Rs.3,00,000/- per acre (calculated on the basis of per sq. yd.)
Between 10 to 4 Years	2.0	Subject to maximum of Rs.10,00,000/- per acre (calculated on the basis of per sq. yd.)

Less than 4 years	6.0	Subject to maximum of Rs 20,00,000/- per acre (calculated on the basis of per sq. yd.)
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Notes:

- a) *The date of establishment shall be determined from the date of first registration of the plot.*
- b) *The composition fee for unauthorized residential colonies to be charged from the developers shall be on per square yard basis which will be multiplied by 4840 and then by 0.5%, 2.0% or 6% of collector rate, as the case may be. For example, if the residential colony is developed more than 10 years ago and the current collector rate for residential use is Rs. 2000/- per square yard for that area, then the composition fee in this case shall be calculated as given below:-*

$$2000 \times 4840 \times 0.5/100 = \text{Rs. } 48,400/-$$

So, in this case the colonizer has to pay Rs. 48,400/- per acre as composition fee.

8.2 The composition fee for commercial area shall be based on the collector rate for the land to be used for commercial purpose. Wherever the collector rates are not fixed for commercial purpose, in such cases double the collector rate of residential area shall be considered as collector rate for regularization of commercial area.

8.3 The developer of the colony shall be bound to pay the fee / charges as fixed above by the government under this policy for getting the offense compounded failing which he will face prosecution for violation of the provisions of PAPRA, 1995. Provided that besides the promoter/ colonizer or the Residents' Welfare Association may also deposit the fee / charges for the compounding of unauthorized colony.

9. Mode of payment of Composition fee and other conditions

- i) 25% amount of total composition fee for compounding of the colony shall be deposited with the development authority or local authority as the case may be. The authority shall scrutinize the documents within three months and if found eligible for regularization, issue a demand notice to the applicant regarding deposit of 25% amount of the project within one month from the issue of demand notice. The remaining 50% amount will be deposited with the concerned authority within one year in **two equal** instalments along with an interest @ 12% per annum.
- ii) The composition fee received from the developers shall be deposited with development authorities in case of colonies falling outside M.C. limit and with concerned urban local bodies in case of colony falling within M.C. limit. For the colonies within MC Limits, the Local Government shall be responsible for compounding and outside MC limits; concerned Development Authorities shall be responsible for the same.
- iii) On receipt of full and final payment, the layout plan submitted by the developer shall be approved provided that the layout plan fulfils the conditions as mentioned under each category of colony at Sr. No. 7.1 (a), (b), (c) and (d).
- iv) The committees as listed under Sr. No. 7.1(d) may relax any of the conditions, if it is satisfied that it is not possible for the developer to provide any of the requirements or any of the facility exists in the vicinity of such colony, by passing a speaking order for the regularization of a colony in its respective jurisdiction.
- v) Any area under green spaces, roads, STP, water works, community centre etc. shall vest with the RWA and maintenance of the same shall be the responsibility of the RWA.

- vi) All pending applications / rejected applications received under the previous policies dated 21.08.2013, 05.11.2013, 28.10.2014 and 15.12. 2016 will be dealt according to the provisions of this policy. For rejected applications the applicant has to apply a fresh. Any amount already paid will be adjusted against amount payable under this policy. If any excess amount deposited shall not be refunded.
- vii) The compounding of unauthorized colonies will be subject to the outcome of decisions regarding pending cases if any in this regard in any Court of law.
- viii) The Municipal Commissioners of Corporation cities shall be responsible to ensure the proper and timely implementation of this policy in respective Municipal Corporation cities and in case of other Municipal Towns, Regional Deputy Director, Urban Local Bodies will ensure the timely implementation of the policy. However, for areas outside municipal limits, it will be the responsibility of the concerned Chief Administrator of the Development Authority to ensure proper implementation of this policy.
- ix) **No unauthorized colony which was developed on or after 19th March 2018** will be compounded under this policy.

10. Identification of unauthorized developers/colonies:

The Developer of an unauthorized colony shall be allowed self-certification of layout plan, service plans, revenue/ ownership documents etc of his colony or there can be a third party verification, but where the developer of such colony does not come forward for regularization of his offence within **four months** time from the date of notification of this policy, the following officers/Authority shall identify within **three months** from the expiry of **four months** time, the person(s) who are/ were responsible to develop such illegal colony after making due investigation, scrutiny of relevant record and summoning of persons involved in the development of such colony. The concerned officer/authority shall submit its finding report to the Competent Authority. The colonizer of an unauthorized colony who has not applied within a stipulated period for regularization of his colony but applies after identification by the authority within a period of three months from the expiry of **four months** time, then he will be charged 20% extra of composition fee as penalty and criminal proceedings may be also be initiated against him. The Competent Authority shall get the FIR registered within **three months** or take other necessary action under relevant Acts against the promoter of unauthorized colonies who do not apply for regularization under this policy.

Provided however, if any colony not identified with in this period it will not debarred later but action will be taken as per para 10.3 of this policy.

10.1 The un-authorized colony shall be identified by the following officer:-

- i. E.O. (Regulatory),SDM, Executive Magistrate for areas falling outside municipal limits under the supervision of Chief Administrator of Concerned Authority.
- ii. Assistant Commissioner/Joint Commissioner, Executive Officer of concerned Municipal Corporation/ Municipal Council/ Nagar Panchayat as the case may be for areas falling within municipal limits, under the supervision of Commissioner of concerned Municipal Corporation or Regional Deputy Director as the case may be.

10.2 The authority to render technical advice for C.L.U. and approval of layout plan:-

- i. The technical advice for approval of CLU/layout plans for all sized unauthorized colonies falling outside MC limits, covered under this policy shall be rendered at the level of concerned Senior Town Planner of the Department of Town and Country Planning, Punjab.

- ii. The technical advice for approval of CLU/layout plans for all sized unauthorized colonies falling within MC limits, covered under this policy shall be rendered at the level of Commissioner of concerned municipal Corporation or Executive Officer of concerned municipal council/ Nagar Panchayat as the case may be.

10.3 Consequences for non submission of application for regularization of un- authorized Colonies:-

In case an application is not submitted by the concerned Promoter/RWA/ Co-operative Society for regularization of unauthorized colony, the following consequences shall follow:-

- i) Such Colony shall remain as unauthorized and offence shall be treated as continuing against the promoter and penal action which includes lodging of FIR will be initiated under the provisions of PAPRA, 1995.
- ii) No connection for water supply and other services like sewerage, drainage, electricity etc shall be provided to such colony.
- iii) No Registrar or Sub-Registrar appointed under the provisions of the Registration Act, 1908, shall register sale deed or any other document regarding sale of land or plots or buildings falling under unauthorized colony.
- iv) No building plan shall be approved by any Competent Authority on any plot falling under such unauthorized colony.
- v) Other enforcement actions including demolition of the unapproved building, if any falling under such colony may be initiated.

11. Scrutiny by the Competent Authority:

The Competent Authority after verifying the ownership and existence of colony at site and other required documents within three months from the date of application or as prescribed by the department will come up with the proposed amendments in layout plan, if any and will identify area for park (s), improvement of connectivity to the colony if required, space for public services as per policy and after receiving the clarification, if any, and deposit of requisite charges, the Competent Authority will approve the layout plan and upload it on website and copies of the same shall be sent to the concerned Sub- Registrar, District Town Planner of the Department of Town and Country Planning (for sites outside MC limits) and to concerned Sub-Registrar, Municipal Town Planner, Local Government (for sites falling within MC limits). Further, the civil/criminal action in any litigation regarding unauthorized colony by the authority under PAPR Act, 1995 shall be withheld for a period of 12 months after receiving 25% of the composition charges but shall be withdrawn only after regularization. The Competent Authority will recommend to the concerned police station or the competent Court of law, as the case may be, to drop the legal proceedings against the applicant in civil/ criminal cases. Provided, however, that in case the developer/ colonizer does not apply for regularization, criminal action against him shall not be withdrawn.

12. Issuance of Regularization Certificate:-

The regularization Certificate to colony shall be issued by the competent authority as mentioned at serial No. 17 of this policy only after payment of full and final charges and after fulfilment of all conditions as stipulated under this policy. The regularization certificate of the colony shall be put on the website of the respected competent authorities for public information.

13. Regularization of plots in an unauthorized colony:

In unauthorized colonies a number of plots are sold out and many of the plot holders may have

constructed buildings. Majority of such colonies are without pucca road network and are devoid of other basic amenities like water supply, sewerage network and electricity etc. The provision of such services will involve huge expenditure which should be shared by plot holders/ owners of an unauthorized colony. To share this expenditure the plot holders/ owners shall have to pay the development charges. These charges shall be independent of the composition fee to be charged for regularization of an unauthorized colony. The concerned authority/ local body shall provide above said basic services in a colony to the extent of the amount received from composition of colony and development charges received on of plots of a such colony:

The charges for compounding an un-authorized plot shall be called development charges as this fund will be primarily used for development works to be carried out for that colony.

Development charges: The development charges shall be payable by the plot holders as fixed under this policy.

Development charges of residential plots (outside M.C. Limits):-

Plot Size	Development charges for residential plots per sq.yd in rupees
Upto 50 yd ²	0.5 % of current Collector Rate
Above 50 to 100 yd ²	1.0% of current Collector Rate
Above 100 to below 250 yd ²	4.0% of current Collector Rate
250 yd ² and above	6.0% of current Collector Rate

Development charges of commercial plots (outside M.C. Limits):-

Plot Size	Development charges for commercial plots per sq.yd in rupees
Upto 25 yd ²	9% of current Collector Rate
Above 25 yd ² below 50 yd ²	18% of current Collector Rate
50 yd ² and above	36% of current Collector Rate

Note:

- i) *Within M.C. Limits the current development charges for residential plots and commercial plots as fixed by the department of Local Govt. will be applicable.*
- ii) *The industrial plots and institutional plots shall be charged at half the rates as fixed for residential plot in the above table.*
- iii) *The plot size as mentioned in the registered sale deed or full and final payment agreement on stamp paper shall be considered for levying development charges even if the plot is owned jointly by more than one owner, i.e., the rates will not be calculated according to the share of the co-owners in registered sale deed or agreement, rather this calculation will be done on area transaction involved in the sale deed/ agreement.*
- iv) *The regularization fee on buildings shall be charged proportionately to the use of the building, i.e., as per the percentage of area used for residential, commercial, institutional use etc.*
- v) *Development charges and regularization fee on buildings shall be retained by the Department of Local Government, Punjab, if the site falls within municipal limits and by the concerned Development Authority, if the site falls outside MC limits.*
- vi) *Where building plans have already been approved by the Competent Authority or where NOC*

has been issued prior to 20.1.2005 in that case, the regularization fee as mentioned above shall not be charged.

vii) These charges shall be increased by 15% from 1st April of every year starting from 01.04.2019.

In addition to development charges for plots, in case a building has been constructed on the plot, Regularization fee on a unauthorized building shall be charged in lump-sum as under:

Category of Building	Regularization fee per sq. feet of covered area within Municipal Limits	Regularization fee per sq. feet of covered area outside Municipal Limits
Residential	Rs.37.5	Rs.7.50
Commercial	Rs.75.00	Rs.45.00
Industrial	Rs. 75.00	Rs. 7.50
Institutional	Rs. 75.00	Rs. 7.50

Note:

- i) The regularization charges on buildings shall be charged proportionately to the use of the building, i.e., as per the percentage of area used for residential, commercial, institutional use etc.*
- ii) Development charges and regularization fee on buildings shall be retained by the Department of Local Government, Punjab, if the site falls within municipal limits and by the concerned Development Authority, if the site falls outside MC limits.*
- iii) Where building plans have already been approved by the Competent Authority or where NOC has been issued prior to 20.1.2005 in that case, the regularization fee as mentioned above shall not be charged.*
- iv) These charges shall be increased by 15% from 1st April of every year starting from 01.04.2019.*

14. Development charges for plot holders who apply after the cut-off date under this policy:

It has come to the notice of the Govt. that under the previous policies for the compounding of unauthorized colonies in most of the cases the percentage of regularization of plots and buildings in a colony has not reached upto the level of 70% fixed under the policies for a colony to qualify for the provision of water supply, sewer and pucca streets etc. To solve this difficulty the thresh hold of 70% is reduced to 50% under this policy so that the basic services could be provided to the residents of maximum number of un- authorized colonies. As the services to be laid out in the entire colony has to maintain the continuity of the network, therefore there remains a possibility of misuse of these services by those plot/ building owners who have not paid regularization charges. Therefore, to plug the misuse of basic services a provision is made under this policy whereby the remaining plot/ building owners shall be eligible to apply for regularization in future with condition that such plot/ building should fall in un-authorized colonies developed before 19.03.2018 and building should also have been constructed before 19.03.2018, The owners of such plots/ buildings has to pay the development charges in addition to regularization fee for construction of the building as fixed under this policy for getting their building plan approval and to get connection of water supply, sewer, electricity etc.

15. General Conditions:

- a.** The plots sold before August 9, 1995 (the date of enactment of the Punjab Apartment and Property

Regulation Act, 1995) falling in unauthorized colonies developed before 9 August 1995 need not to apply under this policy for regularization, but the plots sold after 9 August 1995 are covered under this policy.

"The colonies which will be regularized under this policy shall have to get them self registered under RERA Act with the Real Estate Regulatory Authority within three months"

- b. The individual plot/building in an unauthorized colony will be regularized on application by the owner of the plot/ building only, if the colony has been regularized.
- c. **Residential buildings of or upto 250 sq. yds plot area:-** In case of residential buildings having less than 250 sq. yds plot area, the applicant shall submit an application along with self attested building plan of the existing building and a certificate from an Architect / Civil Engineer regarding structure safety of the building . The applicant shall also certify that the building is constructed before 19.03.2018.
- d. **Residential buildings above 250 sq yd plot area and other buildings:-** The applicant shall submit an application along with a building plan of existing building prepared and duly signed by a qualified architect. The applicant shall also submit structural safety certificate from a structure engineer. In this case the architect shall also certify that the building is constructed before 19-03-2018.
- e. **Development Charges/Regularization fee shall be paid by the plot holders/ building owners as given below:**
 - i) 25% of the total amount of development charges and regularization fee shall be deposited at the time of submission of application to the concerned authority. The authority shall scrutinize the documents within two months and issue a demand notice to the applicant regarding deposit of 25% amount of development charges / regularization fee within one month from the issue of demand notice. The remaining 50% amount will be deposited to the concerned local body/ development authority, as the case may be, within one year in two equal instalments along with an interest @ 12% per annum.
 - ii) A rebate of 5% shall be allowed, if the total regularization charges are paid in lump sum along with the application.
- f. The existing residential buildings shall be regularized on as is where is basis subject to maximum 50% excess of the permissible Floor Area Ratio (FAR) and fire safety, parking requirement, public safety/security, public convenience shall not be compromised and that they are in a regularized colony. **However, new construction in a vacant plot or any addition to the existing building shall be approved as per present building rules.**
- g. In case of non residential buildings, it shall be regularized on *as is where is basis subject* to maximum 50% excess of the permissible Floor Area Ratio (FAR) and fire safety, parking requirement, public safety/security, public convenience shall not be compromised. The owner shall have to make such structural changes in the building as required within a period of six months from the date of approval and also submit mandatory clearances from other departments, if required in this period. In case he fails to fulfill, any of the conditions within this period, the approval granted to him shall be deemed to be cancelled and the owner of the building shall be proceeded against as per provisions of the law.
- h. The pending/rejected applications from previous policies for regularization of plots may be considered

under this policy at the request of the applicant and any payment made earlier shall be adjusted against the amount due without any interest.

16. Procedure for compounding unauthorized plots/ buildings in unauthorized colonies:

16.1. Submission of application:

The application for regularization of unauthorized plot/ buildings may be submitted as per prescribed Performa by the owner of the building/plot along with the following documents:

- a) Application form for regularization of plots/buildings for applicants and certificate form for regularization of plots/buildings to be issued by the Competent Authority has been prepared and shall be uploaded on website of the respected competent authorities for public information.
- b) Proof of ownership viz., Registered Sale Deed/Fard Jamabandi, full and final payment agreement to sell on stamp paper, share certificate in case of member of Cooperative Society, Power of Attorney to sell as the case may be. The agreement prepared by pasting revenue stamps will not be considered valid for the purpose of regularization.
- c) Location Plan of the site showing the detail of surrounding area.
- d) **In case of residential building upto 250 sq. yd plot area:-** A fully dimensioned plan of the plot/ building showing detail of plot area/ constructed area on all floors (in case of building) along with service plan of the building duly prepared and signed by the owner along with a certificate of structure safety from an Architect/ Civil Engineer.
- e) **In case of residential building for more than 250 sq. yd plot area and other buildings: -** The above mentioned documents shall be duly signed by a qualified architect and the owner. The applicant shall also submit structural safety certificate from a structural engineer.
- f) Self Certificate by the applicant stating that the site of the plot/ building does not violate any of the clauses as mentioned at Para-7 of this policy.
- g) **In case of high rise buildings,** the clearance from Fire department and Airport Authority of India shall be mandatory, if the building falls in the air funnel of the Airport/ Air Force Station.
- h) Undertaking from the owner to pay Regularization Charges or any other charges levied under this policy.
- i) Any other document, if required.

16.2 Scrutiny of Application:

- a. The Competent Authority shall verify the location of plot/building and the documents attached with the application within a period of two months from the date of application and convey to the applicant the demand notice/observations, if any. The Competent Authority will also ascertain that the plot/building being regularized does not fall under any category of land as mentioned at Para-4 of this policy.
- b. The applicant shall deposit the required charges along with modified building plans, if required (in case of a building) within one month. The Competent Authority shall approve the plot/building plans within one month from the receipt of charges and complete documents, if satisfied. The legal proceedings, if any, will be withdrawn only after the receipt of final payment of total charges.

16.3 Sanctioning of Building Plans:

The Competent Authority to approve the building plans within M.C. limits shall be Commissioner Municipal Corporation or Executive Officer of M.C. as the case may be and for area outside Municipal limit building plan shall be approved by concerned Estate Officer.

17. Utilization of charges:

In case of unauthorized colony falling outside Municipal limits, it will be the responsibility of the Chief Administrator of the concerned Special Development Authority to provide basic infrastructure such as water supply, sewerage, paved streets etc. to the residents of the colony, out of the funds collected from regularization of colonies/plots/buildings falling under that colony. In case of an unauthorized colony falling within municipal limits of a Corporation town, the Commissioner of the concerned Municipal Corporation will be responsible to provide basic infrastructure out of the funds collected by regularizing colonies/ plots/buildings. However, in case of other municipal towns, it will be the responsibility of the Regional Deputy Director, Urban Local Bodies to direct the concerned Municipal Council to provide basic services in an unauthorized colony out of the funds collected from regularizing colonies/plots/buildings falling in that colony. The funds received by regularization of colonies/plots/buildings in an unauthorized colony will be utilized for providing basic services to the residents of such colony only and nowhere else. *The funds collected from the regularization of the colony and the plot/buildings falling within that colony upto 31st March each year will be spent within the next financial year on the development/provision of infrastructure for that colony. The RWA of the concerned colony shall make request for prioritization of the development/infrastructure works required for that colony which shall be honoured by the concerned authority and the amount collected from the regularization of that colony shall be spent on the colony in consultation with RWA. The Expenditure shall be incurred only if minimum 50% plot holders have deposited the development charges and the regularization fee.* Maintenance of common facilities and infrastructure will be done by Developer/Colonizer or RWA or Co-operative Society.

18. Maintenance of a separate account:

A separate account shall be maintained for each colony and the funds collected by regularization of colonies/plots/ buildings falling in that colony will be utilized for providing basic services and External Development to the residents of that colony only.

19. Consequences for non submission of application for regularization of un-authorized plots/buildings:

In case an application is not submitted by the concerned owner of the plot/building for regularization under this policy within a period of 12 months from the date of notification of this policy, the following consequences shall follow:-

- i) Such plot/building shall remain as unauthorized and no connection for water supply and other services like sewerage, drainage, electricity etc shall be provided to such plot/building.
- ii) No building plan shall be approved by the Building Plan Sanctioning Authority on such unauthorized plots.
- iii) Other enforcement actions including demolition of such unapproved building, if any may be initiated.

20. Committee for Regularization of un-authorized colonies:

The following committee shall scrutinize and give their recommendations for regularization of the colony.

20.1 Committee for Regularization of un-authorized colonies falling outside municipal limits:-

- | | | |
|----|--|-------------------|
| 1. | Chief Administrator of the Concerned Authority | Chairman |
| 2. | Senior Town Planner of the concerned circle | Member |
| 3. | Superintending Engineer of the Concerned Authority | Member |
| 4. | Sub Divisional Officer (Revenue) | Member |
| 5. | Estate Officer | Member (convener) |

20.2 Committee for Regularization of un-authorized colonies falling within municipal limits:-

- | | | |
|----|--|-------------------|
| 1. | Commissioner Municipal Corporation
for corporation towns and Regional Deputy Director
Local Government for Municipal towns | Chairman |
| 2. | Sub Divisional Officer (Revenue) | Member |
| 3. | Superintending Engineer of Corporation and Municipal Engineer
for Municipal Committee | Member |
| 4. | Municipal Town Planner of the concerned corporation | Member |
| 5. | Assistant Commissioner/Executive Officer
of the concerned corporation/council | Member (convener) |

Note: The committee for regularization of unauthorized colonies falling within Municipal Limits will recommend the case directly to the Government for final approval.

21. Appeal:

Any applicant aggrieved by an order passed by the Competent Authority may prefer an appeal to Chief Administrator, Punjab Urban Development Authority (PUDA), S.A.S Nagar, for areas outside municipal limits or Director Local Government for areas within Municipal Limits (as the case may be) who will be the Appellate Authority, within thirty days from the receipt of the order provided that the applicant has paid the necessary charges and submitted documents as specified in this policy.

22. Application form for regularization :

Application form for regularization of colonies and plots/ buildings and the form of certificate for compounding of colonies and regularization of plots/ buildings to be issued by the Competent Authority is available on website of the respected competent authorities for public information.

23. Provisions to control future development of unauthorized colonies:

- i) In order to have strict control on the development of unauthorized colonies and building activity in future, stringent legal provisions have been made in the Punjab Apartment and Property Regulations Act, 1995 which provide punishment with imprisonment for a minimum term of three years which may extend to seven years and with minimum fine of rupees 2 lac, which may extend to rupees five lac on conviction of the Colonizer of an un- authorized colony.
- ii) Under the provisions of the Act *ibid*, the Competent Authority has also been empowered to order to demolish or remove or stop construction of such unauthorized building or colony after giving a notice of thirty days and providing a reasonable opportunity of being heard to the person(s) concerned.
- iii) The concerned authorities will send a list of all approved colonies along with layout plan superimposed on khasra plan to the sub registrar/ joint sub registrar to get plot registered in regularized unapproved colonies. No plot falling within unauthorized colonies shall be registered.
- iv) Besides the above said measures no water supply, sewer or electric connection will be allowed and no sub registrar/joint sub registrar shall register their sale deed or any other document regarding the sale of that unauthorized plot or building or colony.

No un-authorized colony which has been developed on and after 19.03.2018 shall be regularized and stringent actions as mentioned above shall be taken against the colonizer.

VINI MAHAJAN, IAS

Chandigarh
The 20th April, 2018

Additional Chief Secretary to Government of Punjab,
Department of Housing and Urban Development.

ਖੇਤੀਬਾੜੀ ਵਿਭਾਗ
(ਖੇਤੀਬਾੜੀ-1 ਸ਼ਾਖਾ)

ਅਧਿਸੂਚਨਾ

ਮਿਤੀ 11 ਅਪ੍ਰੈਲ, 2018

ਨੰ: 3/11/18-ਖਬ:1(2)/8191.—ਪੰਜਾਬ ਦੇ ਰਾਜਪਾਲ ਪ੍ਰਸੰਨਤਾ ਪੂਰਵਕ ਪੰਜਾਬ ਸਿਵਲ ਸੇਵਾਵਾਂ (ਪ੍ਰੀਮਚਿਊਰ ਰਿਟਾਇਰਮੈਂਟ) ਨਿਯਮ 1975 ਦੇ ਨਿਯਮ 3(2) ਤਹਿਤ, ਸ਼੍ਰੀ ਸਤਨਾਮ ਸਿੰਘ ਪੁੱਤਰ ਸ਼੍ਰੀ ਦਰਸ਼ਨ ਸਿੰਘ, ਖੇਤੀਬਾੜੀ ਵਿਕਾਸ ਅਫਸਰ (ਮ) ਅੰਮ੍ਰਿਤਸਰ ਨੂੰ ਮਿਤੀ 30.04.2018 (ਬਾ.ਦੁ) ਤੋਂ ਸਵੈ-ਇੱਛੁਤ ਰਿਟਾਇਰਮੈਂਟ ਲੈਣ ਦੀ ਆਗਿਆ ਦਿੰਦੇ ਹਨ।

2. ਅਧਿਕਾਰੀ ਦੇ ਸਵੈ-ਇੱਛੁਤ ਰਿਟਾਇਰਮੈਂਟ ਦੇ ਹੁਕਮ ਇਸ ਵਿਭਾਗ ਵੱਲੋਂ ਬੇ-ਬਾਕੀ ਸਰਟੀਫਿਕੇਟ ਜਾਰੀ ਕਰਨ ਦੀ ਸ਼ਰਤ ਤੇ ਜਾਰੀ ਕੀਤੇ ਜਾਂਦੇ ਹਨ।
3. ਜੇਕਰ ਅਧਿਕਾਰੀ ਵਿਰੁੱਧ ਕਿਸੇ ਕਿਸਮ ਦਾ ਸਰਕਾਰੀ ਮਾਲ ਪੰਨ ਬਕਾਇਆ ਹੋਇਆ ਤਾਂ ਉਸ ਵਿਰੁੱਧ ਪੰਜਾਬ ਸਿਵਲ ਸੇਵਾਵਾਂ ਨਿਯਮਾਂਵਲੀ ਜਿਲਦ-2 ਦੇ ਨਿਯਮ 2.2 ਤਹਿਤ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾਵੇਗੀ।

ਵਿਸ਼ਵਾਜੀਤ ਖੰਨਾ

ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ (ਵਿਕਾਸ), ਪੰਜਾਬ,
ਖੇਤੀਬਾੜੀ ਵਿਭਾਗ।

ਕਿਰਤ ਵਿਭਾਗ
(ਕਿਰਤ ਸ਼ਾਖਾ)

ਹੁਕਮ

ਕਿਰਤ ਵਿਭਾਗ ਵਿੱਚ ਸੁਪਰਡੈਂਟ ਗ੍ਰੇਡ-1 ਦੀ ਆਸਾਮੀ ਤੇ ਨਿਯੁਕਤ ਸ਼੍ਰੀ ਪ੍ਰਬੋਜ ਕੁਮਾਰ ਦੀ ਮਿਤੀ 30.04.2016 ਨੂੰ 58 ਸਾਲ ਦੀ ਉਮਰ (ਸੁਪਰਨੁਏਸ਼ਨ ਏਜ) ਮੁਕੰਮਲ ਹੋਣ ਉਪਰੰਤ ਉਸ ਵਲੋਂ ਆਪਣੇ ਸੇਵਾਕਾਲ ਵਿੱਚ ਸਾਲ-ਦਰ-ਸਾਲ ਲਏ ਗਏ ਦੋ ਸਾਲ ਦੇ ਵਾਧੇ ਦੀ ਮਿਆਦ ਖਤਮ ਹੋਣ ਅਤੇ 60 ਸਾਲ ਦੀ ਉਮਰ ਪੂਰੀ ਹੋਣ ਤੇ ਉਸ ਨੂੰ ਮਿਤੀ 30.04.2018 (ਬਾਅਦ ਦੁਪਿਹਰ) ਤੋਂ ਸਰਕਾਰੀ ਸੇਵਾ ਤੋਂ ਸੇਵਾ ਨਿਵਿਰਤ ਕੀਤਾ ਜਾਂਦਾ ਹੈ।

2. ਜੇਕਰ ਭਵਿੱਖ ਵਿੱਚ ਉਸ ਪਾਸੋਂ ਕੋਈ ਵੀ ਰਕਮ ਵਸੂਲਣ ਯੋਗ ਪਾਈ ਜਾਂਦੀ ਹੈ, ਤਾਂ ਉਸ ਦੀ ਵਸੂਲੀ ਰੂਲਾਂ/ਹਦਾਇਤਾਂ ਅਨੁਸਾਰ ਕੀਤੀ ਜਾਵੇਗੀ ਜਾਂ ਉਸ ਵਿਰੁੱਧ ਕੋਈ ਕੋਰਟ ਕੇਸ/ਵਿਭਾਗੀ ਕਾਰਵਾਈ ਕਰਨ ਦਾ ਮਾਮਲਾ ਸਾਹਮਣੇ ਆਉਂਦਾ ਹੈ, ਤਾਂ ਨਿਯਮਾਂ/ਹਦਾਇਤਾਂ ਅਨੁਸਾਰ ਉਸ ਵਿਰੁੱਧ ਕਾਰਵਾਈ ਆਰੰਭੀ ਜਾਵੇਗੀ।

ਚੰਡੀਗੜ੍ਹ
ਮਿਤੀ 13 ਅਪ੍ਰੈਲ, 2018

ਸੰਜੇ ਕੁਮਾਰ, ਆਈ.ਏ.ਐਸ.

ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਕਿਰਤ ਵਿਭਾਗ।

ਗ੍ਰਹਿ ਮਾਮਲੇ ਅਤੇ ਨਿਆਂ ਵਿਭਾਗ
(ਗ੍ਰਹਿ-3 ਸ਼ਾਖਾ)

ਦਫਤਰੀ ਹੁਕਮ

ਡਾਇਰੈਕਟਰ ਜਨਰਲ ਆਫ ਪੁਲਿਸ, ਪੰਜਾਬ ਤੋਂ ਅਰਧ ਸਰਕਾਰੀ ਪੱਤਰ ਨੰ: 25379/ਸੀ.ਓ.ਐਨ. ਐਸ.ਏ-2(1) ਮਿਤੀ 25.9.2017 ਰਾਹੀਂ ਪ੍ਰਾਪਤ ਹੋਈ ਤਜਵੀਜ਼ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ ਅੱਤਵਾਦ ਦੇ ਦੌਰਾਨ ਪੁਲਿਸ ਅਧਿਕਾਰੀਆਂ ਵਿਰੁੱਧ ਦਰਜ

ਹੋਏ ਅਪਰਾਧਿਕ ਮਾਮਲੇ, ਸਜਾ, ਡਿਸਮਿਸਲ, ਪੈਨਸ਼ਨਰੀ ਲਾਭਾਂ ਦੇ ਮਾਮਲੇ ਅਤੇ ਪੱਦ ਉਨੱਤੀ ਦੇ ਕੇਸਾਂ ਨੂੰ ਘੋਖਣ ਲਈ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ ਜੀ ਦੀ ਪ੍ਰਧਾਨਗੀ ਹੇਠ ਕਮੇਟੀ ਦਾ ਗਠਨ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਕੀਤਾ ਗਿਆ ਹੈ:-

- | | | | |
|----|-------------------------------|---|---------|
| 1. | ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ | : | ਚੇਅਰਮੈਨ |
| 2. | ਵਿੱਤ ਮੰਤਰੀ, ਪੰਜਾਬ | : | ਮੈਂਬਰ |
| 3. | ਐਡਵੋਕੇਟ ਜਨਰਲ, ਪੰਜਾਬ | : | ਮੈਂਬਰ |
| 4. | ਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ | : | ਮੈਂਬਰ |
| 5. | ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ, ਗ੍ਰਹਿ | : | ਮੈਂਬਰ |
| 6. | ਡਾਇਰੈਕਟਰ ਜਨਰਲ ਆਫ ਪੁਲਿਸ, ਪੰਜਾਬ | : | ਮੈਂਬਰ |

2. ਉਕਤ ਕਮੇਟੀ ਅੱਗੇ ਵਿਚਾਰ ਲਈ ਪੇਸ਼ ਕੀਤੇ ਜਾਣ ਵਾਲਾ ਏਜੰਡਾ ਡਾਇਰੈਕਟਰ ਜਨਰਲ ਆਫ ਪੁਲਿਸ, ਪੰਜਾਬ ਵੱਲੋਂ ਤਿਆਰ ਕਰਕੇ ਵਧੀਕ ਮੁੱਖ ਸਕੱਤਰ, ਗ੍ਰਹਿ ਜੀ ਨੂੰ ਪੇਸ਼ ਕੀਤਾ ਜਾਵੇਗਾ ਅਤੇ ਉਨ੍ਹਾਂ ਵੱਲੋਂ ਪ੍ਰੋਸੈਸ ਮੁਕੰਮਲ ਕਰਨ ਉਪਰੰਤ ਕਮੇਟੀ ਦੀਆਂ ਮੀਟਿੰਗਾਂ ਨਿਰਧਾਰਤ ਕੀਤੀਆਂ ਜਾਣਗੀਆਂ।

3. ਇਹ ਪੱਤਰ ਮਾਨਯੋਗ ਮੁੱਖ ਮੰਤਰੀ, ਪੰਜਾਬ ਜੀ ਦੇ ਡਾਇਰੀ ਨੰ: 1265 ਮਿਤੀ 15.11.2017 ਰਾਹੀਂ ਪ੍ਰਾਪਤ ਹੋਏ ਹੁਕਮਾਂ ਦੇ ਸਨਮੁੱਖ ਜਾਰੀ ਕੀਤਾ ਜਾਂਦਾ ਹੈ।

ਸਹੀ/-
ਵਧੀਕ ਸਕੱਤਰ, ਗ੍ਰਹਿ।

REAL ESTATE REGULATORY AUTHORITY, PUNJAB
GROUND FLOOR, PUNJAB MANDI BHAWAN,
SECTOR 65, S.A.S. NAGAR- 160062

NOTIFICATION

The 22nd March, 2018

No.RERA/REGULATIONS(G)/2018/2075.-In exercise of the powers conferred on it under Section 85 of the Real Estate (Regulations and Development) Act, 2016 and of all other powers enabling it in that behalf, the Real Estate Regulatory Authority, Punjab with the approval of the State Government, hereby makes the following Regulations :-

Short Title, Object, Commencement and Extent:

1. (a) These regulations may be called the Punjab Real Estate Regulatory Authority (General) Regulations 2017.
- (b) The object of these Regulations is to establish procedures regarding the general functioning of the Authority, for the conduct of business of the Authority, and for related matters.
- (c) These Regulations shall come into force on the date of their notification in the Official Gazette.
- (d) These Regulations shall apply in relation to all matters falling within the jurisdiction of the Authority in the State of Punjab, except those covered by other Regulations of the Authority.

Definitions

2. (1) In these Regulations, unless the context otherwise requires:-
 - (i) “Act” means the Real Estate (Regulation and Development) Act 2016 as amended from time to time;

- (ii) “Adjudication” means the process of arriving at decisions on complaints submitted to the Authority or the Adjudicating Officer under Section 31 of the Act ;
 - (iii) “Chairperson” means the Chairperson of the Authority;
 - (iv) “Authority” means the Real Estate Regulatory Authority, Punjab;
 - (v) “Consultant” includes any person not in the employment of the Authority who may be appointed as such to assist the Authority on any matter required to be dealt with by it under the Act and the rules and regulations made there under;
 - (vi) “Member” means a member of the Authority;
 - (vii) “Proceedings” means and include proceedings of all nature, except adjudication, that the Authority may conduct in the discharge of its functions under the Act and the rules and regulations;
 - (viii) “Secretary” means the Secretary of the Authority;
 - (ix) “Officer” means an Officer of the Authority;
 - (xi) “Regulations” mean the Punjab Real Estate Regulatory Authority (General) Regulations 2017 as amended from time to time.
 - (x) “Rules” mean the rules framed by Government of Punjab, under the Real Estate (Regulation and Development) Act 2016 and as amended from time to time.
- (2) Words or expressions occurring in these Regulations and not defined herein but defined in the Act or the Rules shall bear the same meanings respectively assigned to them in the Act and the Rules.

Formats of Certificates of Architect, Engineer and Chartered Accountant:

3. The certificates to be issued by the project architect, project engineer, chartered accountant and submitted to the banks for getting release of money from the special account under Section 4 (2) (I) (D) of the Act shall be in Forms 1, 2, and 3 respectively. The certificate issued by the project architect on completion of each of the building/wing of the real estate project shall be in Form 4.

Additional Disclosures by Promoters on the Website and Project site:

4. In addition to all the details of the proposed Real Estate project, to be uploaded by the promoter on his webpage on the website of the Authority, as required under sub-section (1) of Section 11 of the Act and Rule 15 of the Punjab Real Estate (Regulation and Development) Rules, 2017 the promoter shall additionally upload the annual report on statement of accounts, in Form 5 [issued in accordance with the third proviso to Section 4 (2) (I) (D) of the Act] duly certified and signed by the chartered accountant who is the statutory auditor of the promoter’s enterprise.

Explanation 1: The chartered accountant certifying the progress of the registered real estate project for the purpose of withdrawal of amounts from the separate account should be a different entity than the chartered accountant who is the statutory auditor of the promoter’s enterprise.

Explanation 2: If the Form 5 issued by the statutory auditor reveals that any certificate issued by the project architect, engineer or the chartered accountant has false or incorrect information and the amounts collected for a particular project have not been utilized for the project, or the withdrawal has not been in proportion to the percentage of completion of the project, the Authority, in addition to taking penal actions as contemplated in the Act , Rules and other applicable laws, shall also take up the matter with the concerned regulatory body of the said professionals of the architect, engineer or chartered accountant,

for necessary action against them.

5. The sanctioned plans, layout plans, along with specifications, approved by the Competent Authority shall be prominently displayed, with dimensions of at least 3 feet X 2 feet, by the promoter at the project land site, and at all places from where sale or booking of any plot or apartment or building is carried out.

Authority's office, office hours and sittings:

6. The head office of the Authority shall be at Chandigarh/ Mohali.
7. The Authority shall follow the office timings and holidays as notified from time to time by the State Government for its offices in Chandigarh.
8. The Authority may conduct its proceedings at the head office or at any other place within its jurisdiction on days and time as directed by the Chairperson.

Language of the Authority:

9. The business of the Authority shall be conducted in English, provided that the Authority shall allow any person to plead or represent his case in Punjabi. However the Authority shall endeavour to promote the use of Punjabi in its functioning.

Authentication of documents:

10. Any document requiring authentication by the Authority shall be issued under the seal of the Authority, and shall be signed by the Secretary or other Officer authorized by the Chairperson in this behalf.

Officers of the Authority:

11. (a) The Authority shall have the power to appoint the Secretary, Officers and other employees for discharging various duties. The qualifications, experience and terms and conditions of service and appointment of such Secretary, Officers and other employees shall be subject to such regulations as may be specified by the Authority.
(b) The Authority may appoint or engage Consultants to assist the Authority in the discharge of its functions.
12. (a) The Secretary shall be the Principal Executive Officer of the Authority and shall be responsible for ensuring due implementation of the decisions of the Chairperson and the Authority. The Authority, in the discharge of its functions under the Act, may take such assistance from the Secretary as it may deem fit.
(b) In particular, and without prejudice to the generality of the provisions of sub- regulations (a) and (b) above, the Secretary shall have the following powers and perform the following duties, viz:-
 - (i) He shall have custody of the records and the seal of the Authority.
 - (ii) He shall receive or cause to receive all documents, including, *inter alia*, applications or references pertaining to the Authority.
 - (iii) He shall scrutinize documents, including, *inter alia*, applications or references and shall be entitled to seek clarifications or rectifications upon the same.
 - (iv) He shall carry out such functions under the Act or the Rules, as may be delegated to him by the Chairperson or the Authority, by general or special order.
 - (v) He shall assist the Authority in the proceedings relating to the powers exercisable by the Authority.
 - (vi) He shall provide notice for meeting, prepare the agenda for meetings and minute the proceedings

of the Authority's meetings.

- (vii) He shall authenticate the orders passed by the Authority.
- (viii) He shall, so far as it is possible, monitor compliance of the orders passed by the Authority and shall forthwith bring to the notice of the Authority any non-compliance thereof.
- (ix) He shall have the right to collect from the State Government or other offices, companies and firms or any other party as may be directed by the Chairperson or the Authority, such information and record, report, documents, etc., as may be considered necessary for the purpose of efficient discharge of its functions under the Act and the Rules and place the same before the Authority.

13. In the absence of the Secretary, the Officer of the Authority designated by the Chairperson in this behalf, shall exercise the functions of the Secretary.

Meetings

14. This section shall be applicable to the meetings of the Authority, other than those held in connection with the adjudicatory proceedings of the Authority.
15. The quorum for the meetings of the Authority shall be two.
16. The Chairperson shall preside over the meetings and conduct the business. If the Chairperson is unable to be present in the meetings for any reason, or where there is no Chairperson, the senior most Member present shall preside at the meeting. Provided that any Member who, either himself or through immediate family, has a direct or indirect pecuniary or other interest in any matter coming up before the Authority shall not take part in any deliberation or decision of the Authority relating to such matter.

Explanation: For the purpose of this Regulation, immediate family means spouse, child, parent or sibling regardless of whether they are dependent upon the member or not.

17. (a) All questions which come up before any meetings of the Authority shall be decided by a majority of votes of the Members present and voting. In the event of an equality of votes, the Chairperson or in his absence, the Member presiding shall have a second or casting vote.
- (b) Save as otherwise provided in these Regulations, every Member shall have one vote.
18. (a) The Secretary or in his absence an Officer of the Authority designated by the Chairperson, shall record the minutes of the meetings and maintain a register which will, amongst other things, contain the names and designation of Members and invitees present in the meeting, a record of proceedings and notes of dissent, if any.
- (b) The decision taken in a meeting of the Authority shall be recorded in the minutes in a clear and concise manner, along with reasons. In case the minutes record any statement/submission made by an invitee, a copy of the minutes shall be sent to such invitee.
- (c) The minutes shall be approved by the Chairperson, or the Member presiding over a meeting; and the original copy pasted in a register exclusively maintained for this purpose.
- (d) The minutes of the previous meeting shall be confirmed at the next meeting of the Authority.

Constitution of Committees:

19. (a) The Authority may from time appoint such Committees or sub-Committees comprising of such Members, officers, employees, or outside experts as it may deem fit to advise it on such matters as may be specified and subject to the such directions that the Authority may give.

- (b) Every outside expert invited to attend a meeting of the Authority, or any of its Committees etc., will be entitled to the payment of sitting fees as may be determined by the Authority from time to time.

Vacancies, etc., not to invalidate proceedings:

20. No act or proceedings of the Authority shall be questioned or shall be invalidated merely on the ground of existence of any vacancy or defect in the constitution of the Authority.

Authorized Representative:

21. A person who is a party to any proceedings before the Authority may either appear in person or authorise any other person to present his case before the Authority and to do all or any of the acts for the purpose.

Provided that the person appearing on behalf of any person in any proceeding before the Authority shall file a Memorandum of Authorisation, in Form 6 herein.

Orders of the Authority:

22. The Chairperson/Member(s) hearing a proceeding shall pass orders in such proceedings, and such orders shall be signed by the Chairperson/Members of the Authority hearing such proceeding. Every order made by the Authority shall be a reasoned order.
23. All orders and decisions issued by the Authority shall be certified by the signature of the Secretary or an Officer empowered in this behalf by the Chairperson and shall bear the official seal of the Authority and be communicated as expeditiously as possible to all parties in the proceeding.

Authority's records – documentation, inspection, confidentiality and accessibility:

24. (a) Subject to sub-regulation (c) herein, records of the Authority shall be open to inspection by all, subject to the payment of the fee and complying with the terms as it may direct.
- (b) The Authority shall, on such terms and conditions as it considers appropriate, provide for supply of certified copies of documents and papers available with the Authority to any person, applying in Form 7, subject to the payment of fee and complying with the terms as it may direct. The Authority shall designate an Officer for ensuring timely response to requests received for supply of certified copies of documents who shall endeavour to dispatch the certified copies of documents requested for within a period of fourteen (14) working days from the date of receipt of request.
- (c) The Authority may, by order, direct that any information, documents and papers/materials maintained by the Authority, shall be confidential or privileged and shall not be available for inspection or supply of certified copies, and the Authority may also direct that such document, papers, or materials shall not be used in any manner except as specifically authorised by the Authority.
25. The Authority shall endeavour to make information involving public interest accessible and available to the public, including, inter alia, through its website.

Interim Orders, investigation, inquiry, collection of information, etc:

26. The Authority may pass such ad-interim or interim orders, as the Authority may consider appropriate at any stage of any proceedings, having regard to the facts and circumstances of the case.
27. The Authority may make such direction or order as it thinks fit for collection of information, inquiry, investigation, entry, search, seizure and, without prejudice to the generality of its powers, including, inter alia, the following :-
- (a) The Authority may, at any time, direct the Secretary or any one or more Officers or any other person

as the Authority considers appropriate to study, investigate or furnish information with respect to any matter within the jurisdiction of the Authority under the Act and the Rules.

- (b) The Authority may, for the above purpose, give such other directions as it may deem fit and state the time within which the report is to be submitted or information furnished.
 - (c) The Authority may issue or authorise the Secretary or an Officer to issue directions to any person to produce before it, and allow to be examined and kept by an Officer of the Authority directed in this behalf, the books, accounts, etc., or to furnish any information to the designated Officer.
 - (d) The Authority may issue such directions, for the purpose of collection of any information, particulars or documents that the Authority considers necessary in connection with the discharge of its functions under the Act and the Rules.
 - (e) If any such report or information obtained appears to the Authority to be insufficient or inadequate, the Authority or the Secretary or an Officer authorised for the purpose may give directions for further inquiry, report and furnishing of information.
 - (f) The Authority may direct such incidental, consequential and supplemental matters to be attended to which may be considered relevant in connection with the above.
28. If the report or information obtained in accordance with Regulation 27 above or any part thereof is proposed to be relied upon by the Authority for forming its opinion or view in any proceedings, the parties to the proceedings shall be given a reasonable opportunity for filing objections and making submissions on such report or information.

Confidentiality:

29. (a) The Authority shall appraise and determine whether any document or evidence provided to it by any party and claimed by that party to be of a confidential nature merits being withheld from disclosure to other parties as being confidential and shall provide brief reasons in writing for arriving at its conclusion.
- (b) If the Authority is of the view that the claim for confidentiality is justified the Authority may direct that the same be not provided to such parties as the Authority may deem fit. However, the party claiming the confidentiality shall provide a brief non-confidential summary of the substance of the documents found to be confidential and the import of the same.
- (c) Notwithstanding the above, it shall be open to the Authority to take into consideration the contents of the documents found to be confidential in arriving at its decision.

Issue of orders and directions:

30. Subject to the provisions of the Act, Rules and Regulations, the Authority may, from time to time issue orders and directions in regard to the implementation of the Regulations and procedure to be followed.

Costs:

31. (a) Subject to such condition and limitation as may be directed by the Authority, the costs of and incidental to, all proceedings shall be awarded at the discretion of the Authority and the Authority shall have full power to determine by whom or out of what funds and to what extent such costs are to be paid and give all necessary directions for the aforesaid purposes.
- (b) The costs shall be paid within thirty (30) days from the date of the order or within such time as the Authority may, by order, direct. If a party fails to comply with an order for costs within the permitted period, the order of the Authority awarding costs shall be executed forthwith in the same manner as a decree/order of a Civil Court.

Administrative Charges and Standard Fees:

32. The administrative charges to be retained by the Authority in cases of withdrawal of application for registration of any Real Estate Project will be 10% of the fee paid subject to a maximum of Rupees five thousand only. The remaining amount of registration fees shall be refunded to the promoter within 15 days through RTGS or NEFT system or any other digital transaction mode.
33. The Authority may, by order, fix standard fees, including annual fees, to be levied on the promoters or real estate agents or allottees for inspection of documents, certified copies of documents, the updating of website, database management and maintenance of the website.

Saving of inherent power of the Authority:

34. Nothing in the Regulations shall be deemed to limit or otherwise affect the inherent power of the Authority to make such orders as may be necessary for meeting the ends of justice or to prevent the abuse of the process of the Authority.
35. Nothing in these Regulations shall bar the Authority from adopting in conformity with the provisions of the Act or Rules, a procedure, which is at variance with any of the provisions of these Regulations including summary procedures, if the Authority, in view of the special circumstance of a matter or class of matters and for reasons to be recorded in writing, deems it necessary or expedient for so dealing with such a matter or class of matters.
36. If any dispute arises as to the interpretation of these Regulations, the decision of the Authority shall be final and binding on all parties.
37. Nothing in the Regulations shall bar the Authority to deal with any matter or exercise any power under the Act or Rules for which no regulations have been framed, and the Authority may deal with such matters, powers and functions in a manner it thinks fit.

General power to amend/rectify:

38. The Authority may, at any time and on such terms as to costs or otherwise, as it may think fit, amend any defect or error in any proceedings before it (including any clerical or arithmetical error in any order passed by the Authority), and all necessary amendments, rectifications shall be made for the purpose of determining the real question or issue arising in the proceedings.

Provided that if the Authority desires to make amendments or rectifications in order to determine the real question or issue arising the Authority shall provide an opportunity to the parties affected by such amendment or rectification touching the real question or issue to make representations and submissions with respect to the proposed amendment or rectification.

Power to remove difficulties:

39. If any difficulty arises in giving effect to any of the provisions of the Regulations, the Authority may, by general or special order, do anything not being inconsistent with the provisions of the Act or Rules, which appears to be necessary or expedient for the purpose of removing the difficulties.

Extension or abridgement of time prescribed:

40. Subject to the provisions of the Act or the Rules, the time prescribed by the Regulations or by order of the Authority for doing any act may be extended (whether it has already expired or not) or abridged for sufficient reason by an order of the Authority.

Effect of non-compliance:

41. Failure to comply with any requirement of the Regulations shall not invalidate any proceeding merely by reason of such failure unless the Authority is of the view that such failure has resulted in miscarriage of justice.

Sd/-

(JASPAL MITTAL) PCS (Retd)

The 22nd March, 2018

Secretary, Real Estate Regulatory Authority Punjab

FORM 1 [see Regulation 3]**ARCHITECT'S CERTIFICATE**

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date :

To

The _____ (Name & Address of Promoter),

Subject : Certificate of Percentage of Completion of Construction Work of _____ No. of Building(s)/ _____ Wing(s) of the _____ Phase of the Project [Real Estate Regulatory Authority, Punjab Registration Number] situated on the Plot bearing khasra no./ Final Plot no. _____ demarcated by its boundaries (latitude and longitude of the end points) _____ to the North _____ to the South _____ to the East _____ to the West, of village _____ Tehsil _____ District _____ and measuring _____ sq.mts being developed by [Promoter's Name]

Sir,

I/We _____ have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the _____ Building(s)/ _____ Wing(s) of the _____ Phase of the Project, situated on the plot bearing khasra no./ Final Plot no. of _____ village _____ Tehsil _____ District _____ PIN _____ and measuring _____ sq.mts. area being developed by [Promoter's Name]

Following technical professionals are appointed by Owner/Promoter :-

M/s/Shri/Smt _____ as L.S. / Architect ;

M/s/Shri/Smt _____ as Structural Consultant

M/s/Shri/Smt _____ as MEP Consultant

M/s/Shri/Smt _____ as Site Supervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project , I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered *vide* number _____ under Real Estate Regulatory Authority, Punjab is as per table A herein below.

The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

Table A

Building /Wing Number_____ (to be prepared separately for each Building /Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	
2	_____number of Basement(s) and Plinth	
3	_____number of Podiums	
4	Stilt Floor	
5	_____number of Slabs of Super Structure	
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation / Completion Certificate	

TABLE-B**Internal & External Development Works in Respect of the entire Registered Phase**

S. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths			
2.	Water Supply			
3.	Sewarage (chamber, lines, Septic Tank , STP)			
4.	Storm Water Drains			
5.	Landscaping & Tree Planting			
6.	Street Lighting			
7.	Community Buildings			
8.	Treatment and disposal of sewage and sullage water			

- | | |
|-----|--|
| 9. | Solid Waste management
& Disposal |
| 10. | Water conservation,
Rain water harvesting |
| 11. | Energy management |
| 12. | Fire protection and fire
safety requirements |
| 13. | Electrical meter room,
sub-station, receiving station |
| 14. | Others (Option to Add more) |

Yours Faithfully

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect (License No.)

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date:

To

The _____ (Name & Address of Promoter),

Subject: Certificate of Percentage of Completion of Construction Work of _____ No. of Building(s)/_____ Wing(s) of the _____ Phase of the Project [Real Estate Regulatory Authority, Punjab Registration Number] situated on the Plot bearing khasra no./ Final Plot no. _____ demarcated by its boundaries (latitude and longitude of the end points)_____ to the North_____ to the South_____ to the East_____ to the West, of village _____ Tehsil _____ District _____ and measuring _____ sq.mts being developed by [Promoter's Name]

Ref: Real Estate Regulatory Authority, Punjab Registration Number _____

Sir,

I/ We _____ have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Real Estate Regulatory Authority, Punjab, being _____ Building(s)/ _____ / _____ Wing(s) of the _____ Phase of the Project, situated on the plot bearing khasra no./ Final Plot no of _____ village _____ Tehsil _____ District _____ PIN _____ and measuring _____ sq.mts. area being developed by [Promoter's Name]

1. Following technical professionals are appointed by Owner / Promoter :-

- (i) M/s/Shri/Smt _____ as L.S. / Architect ;

- (ii) M/s/Shri / Smt_____as Structural Consultant
- (iii) M/s/Shri / Smt_____as MEP Consultant
- (iv) M/s/Shri / Smt_____as Quantity Surveyor *
2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by _____quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs._____ (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the_____being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. _____(Total of Table A and B)_. The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate /Completion Certificate from _____(planning Authority) is estimated at Rs._____(Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

Building /Wing bearing Number_____or called_____

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on_____date of Registration is	Rs._____-/-
2	Cost incurred as on (based on the Estimated cost)	Rs._____-/-
3	Work done in Percentage (as Percentage of the estimated cost)	_____%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs._____-/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs._____-/-

TABLE B**(to be prepared for the entire registered phase of the Real Estate Project)**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	Rs._____-/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs._____-/-
3	Work done in Percentage (as Percentage of the estimated cost)	_____%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs._____-/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs._____-/-

Yours Faithfully

Signature of Engineer (Licence No.....)

*** Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/to be incurred.
5. All components of work with specifications are indicative and not exhaustive.

Annexure A

List of Extra / Additional Items executed with Cost (which were not part of the original Estimate of Total Cost)

FORM-3 [see Regulation 3]**CHARTERED ACCOUNTANT'S CERTIFICATE(On Letter Head)****(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)****Cost of Real Estate Project Real Estate Regulatory Authority, Punjab Registration Number _____**

Sr. No.	Particulars	Amount (Rs.)	
		Estimated.	Incurred
1.	i. Land Cost :		
	a. Acquisition Cost of Land lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost		
	b. Amount of Premium payable to obtain CLU, FAR additional FAR and any other incentive from Local Authority or State Government or any Statutory Authority		
	c. Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and		
ii.	Development Cost/ Cost of Construction :		
	a. (i) Estimated Cost of Construction as certified by Engineer		
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA		
	Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
	(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc.		
	All costs directly incurred to complete the construction of the entire phase of the project registered.		
	b. Payment of Taxes, cess, fees, charges,		
Sr. No.	Particulars	Amount (Rs.)	

premiums, interest etc to any statutory Authority.

- c. Principal sum and interest payable to financial institutions, scheduled banks, non- banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;

Sub-Total of Development Cost _____

	Total Estimated Cost of the Real Estate Project	
	[1(i) + 1(ii)] of Estimated Column	
	Total Cost Incurred of the Real Estate Project [1(i) +	
3.	1(ii)] of Incurred Column	
4.	% completion of Construction Work	%
	(as per Project Architect's Certificate)	
5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the	_____ %
	Total Estimated Cost. (3/2 %)	
6.	Amount Which can be withdrawn from the Designated Account Total	
	Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	
7.	Less: Amount withdrawn till date of this certificate as per the Books of	
	Accounts and Bank Statement	
8.	Net Amount which can be withdrawn from the	
Sr.	Particulars	Amount (Rs.)
No.		

Designated Bank Account under this certificate

This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

Signature of Chartered Accountant (Membership Number.....)

Name

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1. Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred) (calculated as per the Form IV)
2. Balance amount of receivables from sold apartments as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)
3. (i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)
- (ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate

4. Estimated receivables of ongoing project. Sum of 2 + 3(ii)
5. Amount to be deposited in Designated Account – 70% or 100%
- IF 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account
- IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account
- %

This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

Signature of Chartered Accountant (Membership Number.....)

Annexure A

Name

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

[illegible]

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate of the Residential /commercial premises

Rs. _____ per sm.

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate (ASR)

FORM-4 [see Regulation 3]**ARCHITECT'S CERTIFICATE****(To be issued on completion of each of the Building/Wing)**

Date:

To

The _____ (Name & Address of Promoter),

Subject: Certificate of Completion of Construction Work of _____ Building/_____ Wing of the Building of the project [Real Estate Regulatory Authority, Punjab Registration Number] situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. _____ demarcated by its boundaries (latitude and longitude of the end points)_____ to the North _____ to the South _____ to the East _____ to the West of Division _____ village _____ taluka _____ District _____ PIN _____ admeasuring _____ sq.mts. area being developed by Promoter's Name]_____

Sir,

I/ We _____ have undertaken assignment as Architect /Licensed Surveyor of certifying Completion of Construction Work of _____ Building/_____ Wing of the Building situated on the plot bearing khasra no./Final Plot no _____ of Division _____ village _____ taluka _____ District _____ and measuring _____ sq.mts. area being developed by [Promoter's Name]

2. Following technical professionals are appointed by Owner / Promoter :-

- (i) M/s/Shri/Smt _____ as L.S. / Architect ;
- (ii) M/s /Shri / Smt _____ as Structural Consultant
- (iii) M/s /Shri / Smt as _____ MEP Consultant
- (iv) M/s /Shri / Smt as _____ Site Supervisor.

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor; and to the best of my/our knowledge I/We hereby certify that

_____ Building/_____ Wing of the Building has been completed in all aspects and is fit for occupancy for which it has been erected / re-erected / constructed and enlarged. The Building/____ Wing of the Building is granted Occupancy Certificate/Completion Certificate bearing number _____ dated _____ by _____ (Local Planning Authority)

Yours Faithfully

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect with (Licence No.....)

FORM 5[see Regulation 4]**ON THE LETTER HEAD OF CHARTERED ACCOUNTANT (WHO IS STATUTORY AUDITOR OF
THE PROMOTER'S COMPANY/FIRM)****ANNUAL REPORT ON STATEMENT OF ACCOUNTS**

To [NAME & ADDRESS OF PROMOTER]

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by [Promoter] for the period from_____ to_____ with respect to Real Estate Regulatory Authority, Punjab Regn. Number_____

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Punjab Real Estate (Regulation and Development) Rules, 2017.
2. I/We have obtained all necessary information and explanation from the Company, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.
3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of [Promoter] for the period ended_____and hereby certify that:
 - i. M/S._____(Promoter) have completed_____ % of the project titled (Name) bearing Real Estate Regulatory Authority, Punjab Regn.No._____located at
 - ii. Amount collected during the year for this project is Rs._____and amounts collected till date is Rs.
 - iii. Amount withdrawn during the year for this project is Rs. and amount withdrawn till date is Rs. _____
4. I/We certify that the *[Name of Promoter]* has utilized the amounts collected for project only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project.

(If not, please specify the amount withdrawn in excess of eligible amount or any other exceptions)

(Signature and Stamp/Seal of the Signatory CA)

Place:

Date:

Name of the Signatory:

Full Address:

Membership No.:

Contact No. :

E mail:

Form 6 [see Regulation 21]**BEFORE THE PUNJAB REAL ESTATE REGULATORY AUTHORITY**

Complaint No. /

In the matter of

..... Petitioner

V/s Respondent(s)

Memo of Authorisation

I/We, the petitioner/respondent above named do hereby nominate, appoint and constitute to act, plead and appear on my/our behalf in the aforesaid matter.

IN WITNESS WHERE OF I/We have set and subscribed my/our hands to this writing on this day of

Place : _____

Signature

[Petitioner/Respondent]

Date : _____

Address for Correspondence

I/We accept

Form 7 [See Regulation 24]

BEFORE THE REAL ESTATE REGULATORY AUTHORITY, PUNJAB

Application for inspection /obtaining copies of documents/records

I hereby apply for grant of permission to inspect / obtain copies of the following documents / records in the above case. The details are as follows:

1. Name & Address of the person seeking permission to inspect / obtain copies of the documents / records.
2. Whether he is party to the case or he is the authorised representative of any party. [Furnish necessary particulars]
3. Details of papers/documents sought to be inspected / copies required
4. Date and duration of the inspection sought
5. The amount of fee payable (as per relevant Regulations) and the mode of payment Place:

Date :

Signature

Office Use

Granted inspection on _____ / Rejected Granted copies of documents on _____ / Rejected

Secretary / Officer/ Nominee of the Authority

REAL ESTATE REGULATORY AUTHORITY, PUNJAB

Real Estate Regulatory Authority (RERA) Punjab

Mandi Bhawan Sector-65, SAS Nagar (Mohali)

Order

The 16th March, 2018

No.RERA-2018-ENF/5.-In exercise of the powers conferred under proviso to section 3(1) of the Real Estate (Regulation and Development) Act, 2016, the Real Estate Regulatory Authority Punjab, orders that all the real estate projects being developed outside the planning area but with the requisite permission of the local authority would fall within the ambit of this Act and the Rules and Regulations framed there under. Hence all the

real estate projects being developed outside the planning area but with the requisite permission of the local authority henceforth need to be registered with the Authority as per law.

The provisions of this Act and the Rules framed there under shall henceforth be applicable to all the ongoing as well as new real estate projects being developed outside the planning area from the date of publication of this notification.

Sd/-
Secretary

The 16th March, 2018

Real Estate Regulatory Authority Punjab

ਲੋਕ ਨਿਰਮਾਣ ਵਿਭਾਗ
(ਇਮਾਰਤਾਂ ਤੇ ਸੜਕਾਂ-1 ਸ਼ਾਖਾ)

ਅਧਿਸੂਚਨਾ

ਮਿਤੀ 24 ਅਪ੍ਰੈਲ, 2018

ਨੰ:05/18/2018-ਏਸ1(4)/1218358/1.-ਸ਼੍ਰੀ ਭੁਪਿੰਦਰ ਸਿੰਘ, ਉਪ ਮੰਡਲ, ਇੰਜੀਨੀਅਰ (ਸਿਵਲ), ਉਸਾਰੀ ਉਪ ਮੰਡਲ ਨੰ: 2, ਲੋਕ ਨਿਰਮਾਣ ਵਿਭਾਗ (ਭ ਤੇ ਮ ਸ਼ਾਖਾ) ਬਠਿੰਡਾ ਵੱਲੋਂ ਸਰਕਾਰ ਦੀਆਂ ਹਦਾਇਤਾਂ ਨੰ: 16/5/78-2 ਪੀ.ਪੀ./915, ਮਿਤੀ 29.01.1980 ਪੰਜਾਬ ਸਿਵਲ ਸਰਵਿਸਜ਼ (ਪ੍ਰੀਮੈਚਿਊਰ ਰਿਟਾਇਰਮੈਂਟ) ਰੂਲਜ਼ 1975 ਦੇ ਨਿਯਮ-3 (a) ਵਿੱਚ ਦਿੱਤੇ ਉਪਬੰਧਾਂ ਅਨੁਸਾਰ ਮਿਤੀ 01.03.2018 ਤੋਂ 31.05.2018 ਤੱਕ ਤਿੰਨ ਦੇ ਦਿੱਤੇ ਗਏ ਨੋਟਿਸ ਅਤੇ ਮੁੱਖ ਇੰਜੀਨੀਅਰ, ਲੋਕ ਨਿਰਮਾਣ ਵਿਭਾਗ (ਭ ਤੇ ਮ ਸ਼ਾਖਾ), ਪਟਿਆਲਾ ਵੱਲੋਂ ਭੇਜੀ ਗਈ ਤਜਵੀਜ਼ ਦੇ ਅਧਾਰ ਤੇ ਸ਼੍ਰੀ ਭੁਪਿੰਦਰ ਸਿੰਘ, ਉਪ ਮੰਡਲ ਇੰਜੀਨੀਅਰ ਨੂੰ ਮਿਤੀ 31.05.2018 (ਬਾ.ਦੁ.) ਤੋਂ ਸਵੈ-ਇਛੁਕ ਸੇਵਾ ਨਿਵਿਰਤ ਕੀਤਾ ਜਾਂਦਾ ਹੈ।

2. ਜੇਕਰ ਇਸ ਅਧਿਕਾਰੀ ਵਿਰੁੱਧ ਕੋਈ ਵਿਭਾਗੀ/ਚੌਕਸੀ ਪੜਤਾਲ ਜਾਂ ਮਿਸਲੇਨੀਅਸ ਐਡਵਾਂਸ ਰਕਮਾਂ ਆਦਿ ਦਾ ਕੇਸ ਲੰਬਿਤ ਹੋਵੇ ਤਾਂ ਉਸ ਤੇ ਇਨ੍ਹਾਂ ਹੁਕਮਾਂ ਦਾ ਕੋਈ ਅਸਰ ਨਹੀਂ ਹੋਵੇਗਾ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਜੇਕਰ ਅਧਿਕਾਰੀ ਵਿਰੁੱਧ ਕੋਈ ਸਰਕਾਰ ਦਾ ਬਕਾਇਆ ਆਦਿ ਲੰਬਿਤ ਹੋਵੇ ਤਾਂ ਉਸ ਨੂੰ ਰਿਕਵਰ ਕਰਨ ਦਾ ਅਧਿਕਾਰ ਸਰਕਾਰ ਪਾਸ ਰਾਖਵਾਂ ਹੋਵੇਗਾ।

ਚੰਡੀਗੜ੍ਹ
ਮਿਤੀ 20 ਅਪ੍ਰੈਲ, 2018

ਹੁਸਨ ਲਾਲ, ਆਈ.ਏ.ਐਸ.
ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਲੋਕ ਨਿਰਮਾਣ ਵਿਭਾਗ।



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PART III

**Notifications by High Court ; Labour Commissioner ; Advertisements ;
Director of Lotteries, Punjab and Notices, etc.**

CHANGE OF NAME

I, Meenakshi W/o Ashish Billa R/o Kotkapura (Faridkot) Have Changed My Name To Meenakshi Billa.

[84-1]

I, Rajneesh Kumar Bansal S/o Raj Kumar Bansal R/o 477 Dalmia Vihar, Rajpura (Patiala) changed my name to Rajnish Bansal.

[85-1]

I, Shivani Singla D/o Ravinder Singla w/o Kunal Gupta, r/o 114-A, Bharpur Garden, Patiala, have changed my name after marriage to Shivani Gupta.

[86-1]

I, Satwinder Singh S/o Raghvir Singh R/o VPO Katani Kalan, Ludhiana, have changed my name to Satwinder Singh Mangat.

[87-1]

I, Rinky Behal D/o Sh. Ram Krishan Behal, r/o Shastri Nagar Chowk, Jalandhar, have changed my name to Rinky Agnihotri.

[88-1]

1492/04-2018/Pb. Govt. Press, S.A.S. Nagar